



Entered on Docket
April 12, 2011

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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Attorneys for Secured Creditor THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE
BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK,
N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST 2006-AR4 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR4

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

DEREK L RANGEL AND JEANETTE M
RANGEL,

Debtor(s).

Bankruptcy Case No. BK-S- 10-30401-mkn
Chapter 7

THE BANK OF NEW YORK MELLON
FORMERLY KNOWN AS THE BANK OF NEW
YORK AS SUCCESSOR TRUSTEE TO
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE CERTIFICATEHOLDERS
OF STRUCTURED ASSET MORTGAGE
INVESTMENTS II TRUST 2006-AR4
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR4'S ORDER
TERMINATING AUTOMATIC STAY

Date: March 16, 2011

Time: 1:30 P.M.

1 A hearing on Secured Creditor The Bank of New York Mellon formerly known as
2 The Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the
3 Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-
4 Through Certificates, Series 2006-AR4's Motion for Relief From the Automatic Stay came on
5 regularly for hearing in the United States Bankruptcy Court before the Honorable Mike K.
6 Nakagawa, Matthew M. McArthur appearing on behalf of Secured Creditor.

7 The court having duly considered the papers and pleadings on file herein and
8 being fully advised thereon and finding cause therefor:

9 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

10 The automatic stay of 11 United States Code section 362 is hereby immediately
11 terminated as it applies to the enforcement by Movant of all of its rights in the real property
12 under the Note and Deed of Trust encumbering the real property commonly known as 6901
13 Jurani St, Las Vegas, Nevada 89131 ("Real Property"), which is legally described as:

14 LOT THREE (3) IN BLOCK TWO (2) OF
15 SHENANDOAH UNIT 1, AS SHOWN BY MAP
16 THEREOF ON FILE IN BOOK 86, OF PLATS,
17 PAGE 98, IN THE OFFICE OF THE COUNTY
18 RECORDER OF CLARK COUNTY, NEVADA.

18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
19 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
20 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
21 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
22 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
23 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
24 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
25 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtors with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this
6 bankruptcy case.

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that following
8 entry of this Order, Secured Creditor must record a Notice of Default prior to proceeding with
9 any foreclosure action and otherwise comply with Nevada Revised Statutes section 107 if
10 applicable. The Notice of Default must be recorded prior to proceeding with any foreclosure
11 action notwithstanding any prior-recorded Notice of Default.

12 APPROVED/DISAPPROVED

APPROVED/DISAPPROVED

APPROVED/DISAPPROVED

13
14 DEREK L RANGEL AND
15 JEANETTE M RANGEL
DEBTOR(S)

ERIK C SEVERINO
DEBTOR(S) ATTORNEY

YVETTE WEINSTEIN
TRUSTEE

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In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☐ No party appeared at the hearing or filed an objection to the motion.

☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

☐ Approved.

☐ Disapproved.

☒ Failed to respond. – Debtor/Debtors' Attorney/Trustee

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Submitted by:

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